

File No. 130058

Committee Item No. _____

Board Item No. 44

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee _____

Date _____

Board of Supervisors Meeting

Date January 29, 2013

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Robert Moyer

Date January 22, 2013

Completed by: _____

Date _____

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

1 [Final Map 5215 - 1275 Indiana Street, 1260 Minnesota Street]

2
3 **Motion approving Final Map 5215, a 39 Residential Unit and Three Commercial Unit,**
4 **Mixed-Use Condominium Project, located at 1275 Indiana Street, 1260 Minnesota Street**
5 **being a subdivision of Assessor's Block No. 4228, Lot No. 158, and adopting findings**
6 **pursuant to the General Plan and City Planning Code, Section 101.1.**

7
8 MOVED, That the certain map entitled "FINAL MAP 5215", comprising 3 sheets,
9 approved January 4, 2013, by Department of Public Works Order No. 180936, is hereby
10 approved and said map is adopted as an Official Final Map 5215; and be it

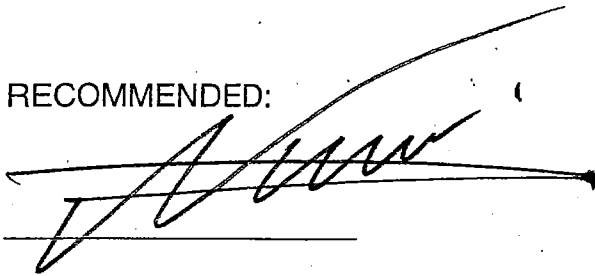
11 FURTHER MOVED, That the San Francisco Board of Supervisors adopts as its own
12 and incorporates by reference herein as though fully set forth the findings made by the City
13 Planning Department, by its letter dated July 2, 2008, that the proposed subdivision is
14 consistent with the objectives and policies of the General Plan and the Eight Priority Policies
15 of Section 101.1 of the Planning Code; and be it

16 FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes
17 the Director of the Department of Public Works to enter all necessary recording information on
18 the Final Map and authorizes the Clerk of the Board of Supervisors to execute the Clerk's
19 Statement as set forth herein; and be it

20 FURTHER MOVED, That approval of this map is also conditioned upon compliance by
21 the subdivider with all applicable provisions of the San Francisco Subdivision Code and
22 amendments thereto.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

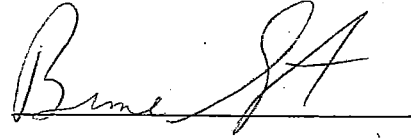
RECOMMENDED:



Mohammed Nuru

Director of Public Works

DESCRIPTION APPROVED:



Bruce R. Storrs, PLS

City and County Surveyor



Office of the City and County Surveyor
875 Stevenson Street, Room 410
San Francisco, Ca 94103
(415) 554-5827 www.sfdpw.org



Edwin M. Lee, Mayor
Mohammed Nuru, Director

Bruce R. Storrs, City and County Surveyor

DPW Order No: 180936

**CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS**

APPROVING FINAL MAP 5215, 1275 INDIANA STREET & 1260 MINNESOTA STREET, A MIXED-USE, 39 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL CONDOMINIUM PROJECT, BEING A SUBDIVISION OF LOT 158 IN ASSESSORS BLOCK NO. 4228.

A MIXED-USE, 39 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL CONDOMINIUM PROJECT

The City Planning Department in its letter dated July 2, 2008, stated that the subdivision is in conformity with the General Plan and the Priority Policies of City Planning Code Section 101.1.

The Director of Public Works, the Advisory Agency, acting in concurrence with other City agencies, has determined that said Final Map complies with all subdivision requirements related thereto. Pursuant to the California Subdivision Map Act and the San Francisco Subdivision Code, the Director recommends that the Board of Supervisors approve the aforementioned Final Map.

Transmitted herewith are the following:

1. Four (4) paper copies of the Motion approving said map – one (1) copy in electronic format.
2. One (1) mylar signature sheet and one (1) paper set of the "Final Map 5215", each comprising 3 sheets.
3. One (1) copy of the Tax Certificate from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
4. One (1) copy of the letter dated July 2, 2008, from the City Planning Department verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.



RECOMMENDED:

Bruce R. Storrs, PLS
City and County Surveyor, DPW

cc: File (2)
Board of Supervisors (signed)
Tax Collector's Office

APPROVED: January 4, 2013

1/7/2013

X Bruce R. Storrs

Storrs, Bruce
City and County Surveyor

APPROVED:

Mohammed Nuru
Director of Public Works

MOHAMMED NURU, DIRECTOR

1/9/2013

X Mohammed Nuru

Nuru, Mohammed
Director



OWNER'S STATEMENT:
 WE HEREBY STATE THAT WE ARE ALL THE OWNERS OF AND HOLDERS OF SECURITY INTEREST IN THE PROPERTY SHOWN ON THIS MAP, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL PROPERTY; THAT WE HEREBY CONSENT TO MAKING AND RECORDING OF SAID MAP AS SHOWN HEREON AND SHOWING INCORPORATION ON THE GROUND WITHIN THE MEANING OF PARAGRAPH 135106(1) OF THE CIVIL CODE OF THE STATE OF CALIFORNIA; AND THAT WE HEREBY CONSENT TO THE MAKING AND RECORDING OF SAID MAP PURSUANT TO CHAPTER 1, TITLE 8, PART 2, SECOND DIVISION OF THE CIVIL CODE OF THE STATE OF CALIFORNIA;
 IN WITNESS WHEREOF, WE THE UNDERSIGNED, HAVE CAUSED THIS STATEMENT TO BE EXECUTED.

OWNERS:
 MILLWATER NORTH, INC. A CALIFORNIA CORPORATION
 BY: *Richard Lyons* PRESIDENT

OWNER'S ACKNOWLEDGEMENT:
 STATE OF CALIFORNIA)
 COUNTY OF Santa Barbara) SS
 ON this 15th day of May, 2015, before me, Yvonne M. McKee, Public
 (INSERT NAME AND TITLE OF THE OFFICER)
 PERSONALLY APPEARED Richard Lyons
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND COMMISSIONED AND BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT (THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND AND OFFICIAL SEAL.
 SIGNATURE: *Yvonne M. McKee*
 PRINCIPAL COUNTY OF BUSINESS: Santa Barbara
 COMMISSION EXPIRES: Dec 7, 2015
 COMMISSION # OF NOTARY: 1473751



RECORDER'S STATEMENT:
 FILED FOR RECORD THIS 15th DAY OF MAY, 2015 AT SANTA BARBARA MINUTES
 PART 15 IN BOOK 1950857 OF THE OFFICE OF THE COUNTY CLERK OF THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AT THE REQUEST OF FREDERICK T. SEIER.
 BY: _____
 COUNTY RECORDER
 CITY AND COUNTY OF SAN FRANCISCO
 STATE OF CALIFORNIA

TRUSTEE/BENEFICIARY ACKNOWLEDGEMENT:
Boston Private Bank & Trust
 NAME OF TRUSTEE/BENEFICIARY:
 BY: *Frank A. Hill*
 TITLE: Vice President
 PRINT NAME: Frank A. Hill

STATE OF CALIFORNIA)
 COUNTY OF Santa Barbara) SS
 ON January 9, 2015 before me, Yvonne M. McKee
 (INSERT NAME) NOTARY PUBLIC
 PERSONALLY APPEARED Frank A. Hill
 WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/HEY EXECUTED THE SAME IN HIS/HER/HER AUTHORIZED CAPACITY(IES) AND UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
 I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
 WITNESS MY HAND AND OFFICIAL SEAL.
 SIGNATURE: *Yvonne M. McKee*
 COMMISSION EXPIRES: Dec 7, 2015
 COMMISSION # OF NOTARY: 1473751
 PRINCIPAL COUNTY OF BUSINESS: Santa Barbara

PRINTED NAME: Yvonne M. McKee
 COMMISSION # OF NOTARY: 1473751

SURVEYOR'S STATEMENT:
 THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYORS' MAP ACT, HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY COMPLIES WITH THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, I FURTHER STATE THAT ALL THE MOVEMENTS ARE OF THE CHARACTER AND OCCUR AT THE POSITIONS INDICATED AND THAT THE MOVEMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE REFINISHED.
 BY: *Frederick T. Seier*
 FREDERICK T. SEIER
 PROFESSIONAL LAND SURVEYOR NO. 8218
 LICENSE EXPIRES MARCH 31, 2014
 DATE: 12-31-12



CITY AND COUNTY SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERNATIONS THEREOF, THAT ALL THE POSITIONS ON THE MAP, AND THE APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.
 BRUCE R. STORNS, CITY AND COUNTY SURVEYOR
 CITY AND COUNTY OF SAN FRANCISCO
 BY: *Bruce R. Storns*
 BRUCE STORNS, L.S. 6914
 DATE: January 27, 2015
 MY LICENSE EXPIRES SEPTEMBER 30, 2013



FINAL MAP NO. 5215
 A MIXED-USE, 39 UNIT RESIDENTIAL
 & 3 UNIT COMMERCIAL
 CONDOMINIUM PROJECT
 BEING A SUBDIVISION OF PARCEL "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 3492", RECORDED ON JANUARY 18, 2009, IN BOOK 47 OF PARCEL MAPS, AT PAGES 82 AND 83, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.
 CITY AND COUNTY OF SAN FRANCISCO
 CALIFORNIA
 DECEMBER, 2012



Frederick T. Seier & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 841 LOMBARD STREET, SAN FRANCISCO, CA 94133
 PHONE (415) 827-1880 FAX (415) 827-1888

TAX STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DO HEREBY STATE THAT THE SUBDIVISOR HAS FILED A STATEMENT FROM THE CONTROLLER OF THE CITY AND COUNTY OF SAN FRANCISCO, SHOWING THAT ACCORDING TO THE RECORDS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL

ASSESSMENTS NOT YET PAYABLE WHICH ARE ESTIMATED TO BE DUE TO THE BOARD AND BY ITS TERMS MADE TO INSURE TO THE BENEFIT OF THE CITY AND COUNTY OF SAN FRANCISCO, CONDITIONED FOR PAYMENT OF THE ABOVE TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE HAS BEEN FILED WITH AND APPROVED BY THE BOARD.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

CLERK'S STATEMENT:

I, ANGELA CALVILLO, CLERK OF THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, HEREBY STATE THAT SAID BOARD OF SUPERVISORS BY ITS MOTION NO. 2013-0001, ADOPTED 2013, APPROVED THIS MAP ENTITLED "PARCEL MAP 5215" ON _____, 2013.

CLERK OF THE BOARD OF SUPERVISORS
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVALS:

THIS MAP IS APPROVED THIS _____ DAY OF _____, 2013,
BY ORDER NO. _____

APPROVED AND
CITY AND COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

APPROVED AS TO FORM:
DENNIS J. HERRERA, CITY ATTORNEY

BY: _____
DEPUTY CITY ATTORNEY, CITY AND COUNTY OF SAN FRANCISCO

BOARD OF SUPERVISORS' APPROVAL:

ON _____, 2013, THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, APPROVED AND PASSED MOTION NO. _____, A COPY OF WHICH IS ON FILE IN THE OFFICE OF THE BOARD OF SUPERVISORS IN FILE NO. _____

GENERAL NOTES:

A) THIS MAP IS THE SURVEY MAP PORTION OF A CONDOMINIUM PLAN AS DESCRIBED IN SECTION 153141, CALIFORNIA CIVIL CODE. THIS CONDOMINIUM PROJECT IS LIMITED TO A MAXIMUM NUMBER OF THIRTY-NINE (39) DWELLING UNITS AND 19 COMMON AREA UNITS BY ALL INGRESSES, EGRESSSES, PATHS OF TRAVEL, FIRE-EMERGENCY EXITS AND EXISTING COMPONENTS, EXIT PATHWAYS AND PASSEWAYS, STAIRWAYS, CORRIDORS, ELEVATORS, AND COMMON USE ACCESS REQUIRED FOR COMMON USE SHALL BE HELD IN COMMON UNDIVIDED INTEREST.

C) UNLESS SPECIFIED OTHERWISE IN THE GOVERNING INSTRUMENTS OF A CONDOMINIUM, THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE IN PERPETUITY, FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF:

(i) ALL GENERAL USE COMMON AREA IMPROVEMENTS, AND
(ii) ALL GENERAL USE COMMON AREAS UNLESS OTHERWISE SPECIFIED IN THE INSTRUMENTS ADMITTED OR SUPERSEDED PRIVATE ENCROACHMENTS AND PRIVATELY MAINTAINED STREET FRONTS FRONTING THE PROPERTY, AND ANY OTHER OBLIGATION IMPOSED ON PROPERTY OWNERS FRONTING A PUBLIC RIGHT-OF-WAY PURSUANT TO THE PUBLIC WORKS CODE OR OTHER APPLICABLE MUNICIPAL CODES.

D) IN THE EVENT THE AREAS IDENTIFIED IN (C) ARE NOT PROPERLY MAINTAINED, REPAIRED, AND REPLACED ACCORDING TO THE CITY REQUIREMENTS, EACH HOMEOWNER SHALL BE RESPONSIBLE TO THE EXTENT OF HIS/HER PROPORTIONATE OBLIGATION TO THE HOMEOWNERS' ASSOCIATION TO THE EXTENT OF HIS/HER PROPORTIONATE SHARE OF THE COMMON AREAS. THIS OBLIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE OBLIGATION TO MAINTAIN, REPAIR, AND REPLACEMENT OF THE COMMON AREAS TO THE EXTENT OF HIS/HER PROPORTIONATE SHARE OF THE COMMON AREAS. THIS OBLIGATION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE OBLIGATION TO MAINTAIN, REPAIR, AND REPLACEMENT OF THE COMMON AREAS TO THE EXTENT OF HIS/HER PROPORTIONATE SHARE OF THE COMMON AREAS.

E) APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE DESIGN, LOCATION, SIZE, DESIGN OR USE OF ANY STRUCTURES OR ANCHILARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO. APPROVAL OF THIS MAP SHALL NOT BE DEEMED APPROVAL OF THE STRUCTURES CONSTRUCTED SUBJECT TO APPROVAL OF THIS FINAL MAP SHALL COMPLY WITH ALL RELEVANT MUNICIPAL CODES, INCLUDING BUT NOT LIMITED TO THE PLANNING, ZONING AND BUILDING CODES, IN EFFECT AT THE TIME OF ANY APPLICATION FOR REQUIRED PERMITS.

F) BAY WINDOWS, FIRE ESCAPES AND OTHER ENCROACHMENTS IF ANY SHOWN HEREON, THAT EXIST OR THAT MAY BE CONSTRUCTED, OR ANCHILARY AREAS OF THE PROPERTY ASSOCIATED WITH STRUCTURES, NEW OR EXISTING, WHICH HAVE NOT BEEN REVIEWED OR APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO, SHALL BE SUBJECT TO THE RESTRICTIONS SET FORTH IN THE BUILDING CODE AND PLANNING CODES OF THE CITY AND COUNTY OF SAN FRANCISCO. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE CONDOMINIUM UNIT OWNERS.

G) ENCROACHMENT FROM ADJOINING PROPERTIES THAT MAY EXIST OR MAY BE CONSTRUCTED IS HEREBY ACKNOWLEDGED AND IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ANY SUCH ENCROACHMENT AREAS TO THE EXTENT OF HIS/HER PROPORTIONATE SHARE OF THE COMMON AREAS. THIS MAP DOES NOT CONVEY ANY OWNERSHIP INTEREST IN SUCH ENCROACHMENT AREAS TO THE PROPERTY OWNERS.

NOTE:

THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND PROVISIONS IN THE FOLLOWING DOCUMENTS RECORDED IN THE OFFICE OF THE RECORDER IN THE CITY AND COUNTY OF SAN FRANCISCO:

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE RECORDED JUNE 8, 2011, DOC. NO. 2007-1581725-00 IN REEL 11800 AT PAGE 0421

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE RECORDED MAY 9, 2005, DOC. NO. 2005-154105-00 IN REEL 10937 AT PAGE 0309

NOTICE OF SPECIAL RESTRICTIONS UNDER THE CITY PLANNING CODE RECORDED MAY 1, 2009, DOC. NO. 2009-158095-00 IN REEL 1310 AT PAGE 0185

**FINAL MAP NO. 5215
A MIXED-USE, 39 UNIT RESIDENTIAL
& 3 UNIT COMMERCIAL
CONDOMINIUM PROJECT**

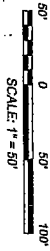
BEING A SUBDIVISION OF PARCEL 24, AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 3492", RECORDED ON JANUARY 18, 2008, IN BOOK 47 OF PARCEL MAPS, AT PAGES 82 AND 83, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA, CITY AND COUNTY OF SAN FRANCISCO



Fradetteck T. Seher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
1400 CALIFORNIA STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7800 FAX (415) 921-1855

ABR. 4228 LOT: 158

1275 INDIANA ST. & 1280 WISCONSINA ST.
SHEET TWO OF THREE SHEETS
DECEMBER, 2012



23RD STREET
68' WIDE

PENNSYLVANIA AVENUE
90' WIDE

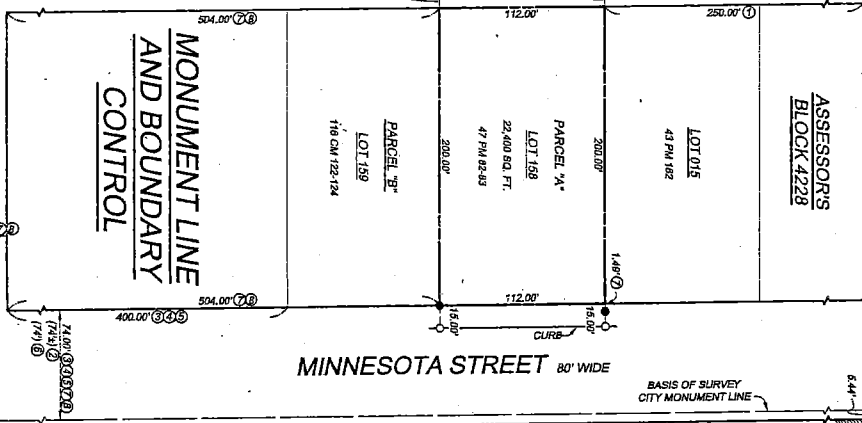
IOWA STREET
80' WIDE

INDIANA STREET 80' WIDE

MINNESOTA STREET 80' WIDE

25TH STREET
68' WIDE

City Monument Line
No. 100
City of Council
Folio, Volume
73.884'



BOUNDARY NOTES:

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS SHOWN OTHERWISE.
3. ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

ASSESSOR'S PARCEL NUMBER (APN) NOTE:
THE PROPOSED ASSESSOR PARCEL NUMBERS (APN) SHOWN HEREON ARE FOR INFORMATION ONLY AND SHOULD NOT BE RELIED UPON FOR ANY OTHER PURPOSE.

UNIT NO.	PROPOSED APN
1258	180 - 181
1259	181 - 182
1260	182 - 183
1261	183 - 184
1262	184 - 185
1263	185 - 186
1264	186 - 187
1265	187 - 188
1266	188 - 189
1267	189 - 190
1268	190 - 191
1269	191 - 192
1270	192 - 193
1271	193 - 194
1272	194 - 195

MAP AND DEED REFERENCES:

1. GRANT DEED RECORDED OCTOBER 14, 2012. ON REEL K793 AT IMAGE 0023, DOCUMENT NUMBER 2012-JS1973-02, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
2. MONUMENT MAPS NO. 288, 329 AND 529 ON FILE IN THE OFFICE OF THE CITY AND COUNTY SURVEYOR.
3. RECORD OF SURVEY RECORDED SEPTEMBER 10, 1988 IN BOOK 2 OF MAPS AT PAGE 153 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
4. BOOK 75 OF CONDOMINIUM MAPS AT PAGES 213 THROUGH 218 INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
5. BOOK 75 OF CONDOMINIUM MAPS AT PAGES 219 THROUGH 227, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
6. BOOK 49 OF PARCEL MAPS AT PAGE 182, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
7. BOOK 47 OF PARCEL MAPS AT PAGES 82 AND 83, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.
8. BOOK 118 OF CONDOMINIUM MAPS AT PAGES 122 THROUGH 124, INCLUSIVE, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO.

BASIS OF SURVEY:

BLOCK LINES OF BLOCK 4228 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE. THE MONUMENT LINE WAS ESTABLISHED IN CONFORMANCE WITH COMPPELLING EVIDENCE OF OCCUPATION AND FIELD SURVEY DATA SUCH AS: "L" CUTS, BUILDING STRUCTURES, FENCES, RETAINING WALLS AND OFFICIAL CONCRETE SUBMITTALS AND CURBS, ALONG WITH THE MAP AND DEED REFERENCES AS LISTED HEREON.

LEGEND:

- SET MAIL & TAG U.S. (24" OR AS NOTED)
- FOUND MAIL & TAG PER (○)
- SEARCHED FOR NOT FOUND (S.F.N.F.) PER (○)
- (1) INDICATES RESEARCH DATA IN DISCREPANCY WITH MEASUREMENT, PER REFERENCE
- N/F NOW OR FORMERLY
- MONUMENT SEARCHED FOR NOT FOUND (S.F.N.F.)

FINAL MAP NO. 5215

A MIXED-USE, 39 UNIT RESIDENTIAL & 3 UNIT COMMERCIAL CONDOMINIUM PROJECT

BEING A SUBDIVISION OF PARCEL "A", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 3492", RECORDED ON JANUARY 18, 2008, IN BOOK 47 OF PARCEL MAPS, AT PAGES 82 AND 83, ON FILE IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

CITY AND COUNTY OF SAN FRANCISCO
CALIFORNIA
DECEMBER, 2012



Frederick I. Saher & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
8411 COMARCO STREET, SAN FRANCISCO, CA 94133
PHONE (415) 921-7990 FAX (415) 921-7855



I, José Cisneros, Tax Collector of the City and County San Francisco, State of California, do hereby certify that according to the records of my office, there are no liens against the subdivision designated on the map entitled:

Block No. 4228 Lot No. 158

Address: 1260 Minnesota St.

for unpaid City & County property taxes or special assessments collected as taxes.

A handwritten signature in black ink, appearing to read "José Cisneros", written over a horizontal line.

José Cisneros

Tax Collector

Dated this 28th day of December 2012



Gavin Newsom, Mayor
Edward D. Reiskin, Director



(415) 554-5827
FAX (415) 554-5324
http://www.sfdpw.com

RECEIVED
08 JUL -3 AM 11:00

Department of Public Works
Bureau of Street-Use and Mapping
875 Stevenson Street, Room 410
San Francisco, CA 94103-0942

Barbara L. Moy, Bureau Manager
Bruce Storrs, City and County Surveyor

Date: June 18, 2008

Department of City Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103

2008.0756Q SE

Project ID: 5215			
Project Type: 39 Residential and 3 Commercial Mixed Use Units			
Address#	StreetName	Block	Lot
1275	INDIANA ST	4228	158
1260	MINNESOTA ST	4228	158 010
Tentative Map Referral			

Attention: Mr. Lawrence Badiner

Pursuant to Section 1325 of the City and County of San Francisco Subdivision Code and Section 4.105 of the 1996 City Charter, a print of the above referenced Map is submitted for your review, CEQA and General Plan conformity determination. Under the provisions of the Subdivision Map Act and the City and County of San Francisco Subdivision Code, your Department must respond to the Bureau of Street-Use and Mapping within 30 days of the receipt of the application or CEQA Determination per SMA 664521(c). Under these same state and local codes, DPW is required to approve, conditionally approve, or disapprove the above referenced map within 50 days of the receipt of the application or CEQA Determination per SMA 664521(c). Failure to do so constitutes automatic approval. Thank you for your timely review of this Map.

Enclosures:

- Print of Parcel Map
- List "B"
- Proposition "M" Findings
- Photos

Sincerely,

Bruce R. Storrs
Bruce R. Storrs, P.L.S.
City and County Surveyor

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code. On balance, the Tentative Map is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1 based on the attached findings. The subject referral is exempt from environmental review per Class 1 California Environmental Quality Act Guidelines.

The subject Tentative Map has been reviewed by the Planning Department and does comply with applicable provisions of the Planning Code subject to the following conditions (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

The subject Tentative Map has been reviewed by the Planning Department and does not comply with applicable provisions of the Planning Code. Due to the following reasons (Any requested documents should be sent in with a copy of this letter to Lawrence Badiner at the above address):

PLANNING DEPARTMENT

DATE July 2 2008

Lawrence B. Badiner
Mr. Lawrence B. Badiner, Zoning Administrator